

ADOPTED  
✓

FEBRUARY 8, 1990

## MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR  
NEIGHBORHOOD PLANNING AND ZONING  
GAY FORBES, DEPUTY DIRECTOR FOR  
NEIGHBORHOOD PLANNING AND ZONING  
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 49 zoning petitions have been prepared by  
Authority staff for transmittal to the Board of Appeal.

| <u>Neighborhoods</u> | <u>Approval</u> | <u>Recommendations</u> |                                 |   | <u>Deferral</u> |
|----------------------|-----------------|------------------------|---------------------------------|---|-----------------|
|                      |                 | <u>Denial</u>          | <u>Denial w/o<br/>Prejudice</u> |   |                 |
| Allston-Brighton     | 8               |                        |                                 |   |                 |
| Back Bay             | 1               |                        |                                 |   | 1               |
| Beacon Hill          | 1               |                        |                                 |   | 2               |
| Charlestown          | 1               |                        |                                 |   |                 |
| Chinatown            |                 |                        |                                 |   |                 |
| City Proper          |                 |                        |                                 |   |                 |
| Dorchester           | 10              | 1                      |                                 |   |                 |
| East Boston          | 1               |                        |                                 |   |                 |
| Fenway               | 1               |                        |                                 |   |                 |
| Government Center    |                 |                        |                                 |   |                 |
| Hyde Park            | 3               | 1                      |                                 | 1 |                 |
| Jamaica Plain        | 5               |                        |                                 |   |                 |
| Kenmore              | 1               |                        |                                 |   |                 |
| Mattapan             |                 |                        |                                 |   |                 |
| North End            | 1               |                        |                                 |   |                 |
| Roslindale           |                 | 1                      |                                 |   |                 |
| Roxbury              | 2               |                        |                                 |   |                 |
| South Boston         | 2               |                        |                                 |   | 2               |
| South Cove           |                 |                        |                                 |   |                 |
| South End            | 1               |                        |                                 |   |                 |
| West Roxbury         | 1               | 1                      |                                 |   |                 |

### Allston-Brighton

|          |                    |                                                                |
|----------|--------------------|----------------------------------------------------------------|
| Approval | Z-13377&<br>13482. | 48 Gerrish Street and 154 Bigelow Street, one-family dwelling. |
| Approval | Z-13430.           | 19 Life Street, addition.                                      |
| Approval | Z-13475-<br>13476. | 31-33 Riverdale Street, subdivide.                             |
| Approval | Z-13569.           | 1227-1239 Commonwealth Avenue, take-out restaurant.            |
| Approval | Z-13570.           | 1 Egan Way, three-family dwelling.                             |
| Approval | Z-13606.           | 401-419 Washington Street, post office.                        |
| Approval | Z-13748.           | 114 North Beacon Street, wholesale/retail.                     |
| Approval | Z-13471-<br>13474. | 17-19 Bennett Street, one-family dwelling and storage.         |

### Back Bay

|          |          |                                                      |
|----------|----------|------------------------------------------------------|
| Deferral | Z-13470. | 107 Marlborough Street, increase capacity of school. |
| Approval | Z-13466. | 32 Garrison Street, parking garage.                  |

### Beacon Hill

|          |          |                                          |
|----------|----------|------------------------------------------|
| Deferral | Z-13415. | 59 West Cedar Street, enlarge headhouse. |
| Approval | Z-13491. | 156-172 Cambridge Street, health club.   |
| Deferral | Z-13689. | 52 Beacon Street, twelve apartments.     |

### Charlestown

|          |          |                                        |
|----------|----------|----------------------------------------|
| Approval | Z-13468. | 44 Parker Street, take-out restaurant. |
|----------|----------|----------------------------------------|

### Dorchester

|          |                    |                                                  |
|----------|--------------------|--------------------------------------------------|
| Approval | Z-13345.           | 80 Homes Avenue, three-family dwelling.          |
| Approval | Z-13455.           | 87 Woodrow Avenue, garage.                       |
| Approval | Z-13457.           | 29 Grampian Way, extend porch.                   |
| Approval | Z-13458.           | 243 Columbia Road, basement living space.        |
| Approval | Z-13489-<br>13490. | 30-34 Mt. Everett Street, three-family dwelling. |



|                          |                      |                                                                 |
|--------------------------|----------------------|-----------------------------------------------------------------|
| Approval                 | Z-13566.             | 6 Althea Street, basement living space.                         |
| Approval                 | Z-13568.             | 386 Blue Hill Avenue, four apartments.                          |
| Approval                 | Z-13686.             | 651-659 Washington Street, take-out restaurant, driving school. |
| Approval                 | Z-13822-13823.       | 19 & 33 Winston Road, two-family dwellings.                     |
| Approval                 | Z-13837.             | 33 Hazleton Street, three-family dwelling.                      |
| Denial                   | Z-13432-13433.       | 257-263 Columbia Road, towing lot, storage of 80 cars.          |
| <u>East Boston</u>       |                      |                                                                 |
| Approval                 | Z-13563.             | 164 Cottage Street, nine apartments.                            |
| <u>Fenway</u>            |                      |                                                                 |
| Approval                 | Z-13561.             | 145-151 Ipswich Street, school.                                 |
| <u>Hyde Park</u>         |                      |                                                                 |
| Approval                 | Z-13467.             | 27A Business Street, three-family dwelling.                     |
| Approval                 | Z-13485.             | 1919 Hyde Park Avenue, three-family dwelling.                   |
| Denial                   | Z-13487-13488&13360. | 48-48A George Street, contractor's office, parking.             |
| Approval                 | Z-13558.             | 91 Readville Street, addition.                                  |
| Denial without Prejudice | Z-13511.             | 1426-1428 Hyde Park Avenue, capacity increase.                  |
| <u>Jamaica Plain</u>     |                      |                                                                 |
| Approval                 | Z-13460              | 406-406A Centre Street, three-family dwelling.                  |
| Approval                 | Z-13560              | 668A-672 Centre Street, sign.                                   |
| Approval                 | Z-13661.             | 378-380 Centre Street, tavern.                                  |
| Approval                 | Z-13814.             | 2 Calvin Road, addition.                                        |
| Approval                 | Z-13462-13464.       | 174-178 Chestnut Avenue, subdivide.                             |

Kenmore

Approval Z-13809. 675-701 Commonwealth Avenue, addition.

North End

Approval Z-13559. 585 Commercial Street, building renovation.

Roslindale

Denial Z-13459. 343 Metropolitan Avenue, two-family dwelling.

Roxbury

Approval Z-13630. 16 Wyoming Street, two-family dwelling.

Approval Z-13382. 570 Warren Street, ten lodging units.

South Boston

Approval Z-13453. 852-854 East Fourth Street, three-family dwelling.

Deferral Z-13478. 239-241 A Street, artists residence/studios.

Deferral Z-13483. 306 West Broadway, increase capacity of petroleum products.

Approval Z-13654. 342 K Street, three-family dwelling.

South End

Approval Z-12740. 480A-480 Columbus Avenue, four-family dwelling.

West Roxbury

Denial Z-13480. 5337A-D Washington Street, increase height of building.

Approval Z-13477. 2445 Centre Street, addition.



## BOARD OF APPEAL REFERRALS

February 8, 1990

|                              | <u>Hearing</u> |                                          |
|------------------------------|----------------|------------------------------------------|
| 1. Z-12740                   | 2/20/90        | 480-480A Columbus Avenue, Boston         |
| 2. Z-13345                   | 2/20/90        | 80 Homes Avenue, Dorchester              |
| 3. Z-13377 & 13482           | 3/6/90         | 48 Gerrish St & 154 Bigelow St, Brighton |
| 4. Z-13415                   | 2/27/90        | 59 West Cedar Street, Boston             |
| 5. Z-13430                   | 2/27/90        | 19 Life Street, Brighton                 |
| 6. Z-13453                   | 2/20/90        | 852-854 East Fourth Street, South Boston |
| 7. Z-13455                   | 2/20/90        | 87 Woodrow Avenue, Dorchester            |
| 8. Z-13457                   | 2/20/90        | 29 Grampian Way, Dorchester              |
| 9. Z-13458                   | 2/27/90        | 243 Columbia Road, Dorchester            |
| 10. Z-13459                  | 2/27/90        | 343 Metropolitan Avenue, Roslindale      |
| 11. Z-13460                  | 2/27/90        | 406-406A Centre Street, Jamaica Plain    |
| 12. Z-13462-13464            | 2/27/90        | 174-178 Chestnut Avenue, Jamaica Plain   |
| 13. Z-13466                  | 2/27/90        | 32 Garrison Street, Boston               |
| 14. Z-13467                  | 2/27/90        | 27A Business Street, Hyde Park           |
| 15. Z-13468                  | 2/27/90        | 44 Parker Street, Charlestown            |
| 16. Z-13470                  | 3/6/90         | 107 Marlborough Street, Boston           |
| 17. Z-13471-13474            | 3/6/90         | 17-19R Bennett Street, Brighton          |
| 18. Z-13475-13476            | 3/6/90         | 31-33 Riverdale Street, Allston          |
| 19. Z-13477                  | 3/6/90         | 2445 Centre Street, West Roxbury         |
| 20. Z-13478                  | 3/6/90         | 239-241 A Street, South Boston           |
| 21. Z-13480-13481            | 3/6/90         | 5337A-D Washington Street, West Roxbury  |
| 22. Z-13483                  | 3/6/90         | 306 West Broadway, South Boston          |
| 23. Z-13485                  | 3/6/90         | 1919 Hyde Park Avenue, Hyde Park         |
| 24. Z-13487-13488 &<br>13360 | 3/6/90         | 48-48A George Street, Hyde Park          |

## BOARD OF APPEAL REFERRALS

February 8, 1990

|     |               |         |                                        |
|-----|---------------|---------|----------------------------------------|
| 25. | Z-13489-13490 | 3/6/90  | 30-34 Mt Everett Street, Dorchester    |
| 26. | Z-13491       | 3/6/90  | 156-172 Cambridge Street, Boston       |
| 27. | Z-13511       | 2/20/90 | 1426-1428 Hyde Park Avenue, Hyde Park  |
| 28. | Z-13558       | 2/20/90 | 91 Readville Street, Hyde Park         |
| 29. | Z-13559       | 2/20/90 | 585 Commercial Street, Boston          |
| 30. | Z-13560       | 2/20/90 | 668A-672 Centre Street, Jamaica Plain  |
| 31. | Z-13561       | 2/20/90 | 145-151 Ipswich Street, Boston         |
| 32. | Z-13563       | 2/20/90 | 164 Cottage Street, East Boston        |
| 33. | Z-13556       | 2/20/90 | 6 Althea Street, Dorchester            |
| 34. | Z-13568       | 2/27/90 | 386 Blue Hill Avenue, Dorchester       |
| 35. | Z-13569       | 2/27/90 | 1227-1239 Commonwealth Avenue, Allston |
| 36. | Z-13570       | 2/27/90 | 1 Egan Way, Brighton                   |
| 37. | Z-13606       | 2/27/90 | 401-409 Washington Street, Brighton    |
| 38. | Z-13630       | 4/17/90 | 16 Wyoming Street, Roxbury             |
| 39. | Z-13654       | 3/6/90  | 342 K Street, South Boston             |
| 40. | Z-13661       | 2/20/90 | 378-380 Centre Street, Jamaica Plain   |
| 41. | Z-13686       | 2/27/90 | 651-659 Washington Street, Dorchester  |
| 42. | Z-13689       | 2/20/90 | 52 Beacon Street, Boston               |
| 43. | Z-13748       | 3/6/90  | 114 North Beacon Street, Allston       |
| 44. | Z-13809       | 2/20/90 | 675-701 Commonwealth Avenue, Boston    |
| 45. | Z-13814       | 3/6/90  | 2 Calvin Road, Jamaica Plain           |
| 46. | Z-13822-13823 | 2/20/90 | 19 & 33 Winston Road, Dorchester       |
| 47. | Z-13837       | 3/6/90  | 33 Hazleton Street, Dorchester         |
| 48. | Z-13432-13433 | 2/13/90 | 257-263 Columbia Road, Dorchester      |
| 49. | Z-13382       | 2/20/90 | 270 Warren Street, Roxbury             |



Board of Appeal Referrals

2/8/90

Hearing: 2/20/90 Z-12740  
Peter Menounos  
480A-480 Columbus Avenue  
Boston

Site: Four-story structure

District(s): Apartment H-2

Purpose: Change occupancy from one-family and store to  
four-family dwelling and store.

Violation(s): Dwelling converted for more families is  
forbidden use.

VOTED: In reference to petition Z-12740, Peter  
Menounos, 480A-480 Columbus Avenue, Boston,  
for conditional use for change of occupancy  
from one-family and store to four-family  
dwelling and store in an apartment (H-2)  
district, the Boston Redevelopment Authority  
recommends approval. Existing condition more  
than thirty years.





Z-12740

480A-480 COLUMBUS AVENUE BOSTON



Board of Appeal Referrals

2/8/90

Hearing: 2/20/90 Z-13345  
Jean E. Charles  
80 Homes Avenue  
Dorchester

Site: 2 1/2 story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, off street parking.

VOTED: In reference to petition Z-13345, Jean E. Charles, 80 Homes Avenue, Dorchester, for forbidden use and three variances for change of occupancy from two- to three- family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Conversion will not adversely affect residential neighborhood. Meeting House Hill Neighborhood Association has no objection.





2-13345

80 HOMES AVENUE DORCHESTER



Board of Appeal Referrals

2/8/90

Hearing: 3/6/90 Z-13377 & Z-13482  
Arnold Ulbrich  
48 Gerrish Street and  
154 Bigelow Street  
Brighton

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Subdivide; erect one-family dwelling.

Violation(s): Insufficient lot area, front, rear yards, off street parking.

VOTED: In reference to petitions Z-13377 and Z-13482, Arnold Ulbrich, 48 Gerrish Street and 154 Bigelow Street, Brighton, for four variances to subdivide and erect one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed subdivision and single-family home are compatible in density and lot size with development patterns in the surrounding one- and two-family neighborhoods. Sufficient off-street parking is provided.





Z-19377 & 13482

48 GERRISH & 154 BIGELOW STREETS BRIGHTON



Hearing: 2/27/90 Z-13415  
Douglas Friend  
59 West Cedar Street  
Boston

Site: Five-Story row structure.

District(s): Apartment (H-2-65)

Purpose: Enlarge Headhouse.

Violation(s): Restricted roof structure district.

In reference to petition Z-13415, for conditional use to enlarge Head House in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends deferral; until the violation is clarified and appellant has met with Beacon Hill Civic Association to review the project. Although cited for Section 16-8, Restricted Roof Structure District, property is not located in such a district. Furthermore, Beacon Hill Civic Association has not yet had an opportunity to review plans for this request.





Z-13415

59 WEST CEDAR STREET

BOSTON



Hearing: 2/27/90 Z-13430  
Wagner Electric  
19 Life Street  
Brighton

Site: One-story structure

District(s): Industrial (I-2)

Purpose: Erect one-story addition to manufacturing structure.

Violation(s): Insufficient rear yard.  
Interim Planning Overlay District.

VOTED: In reference to petition Z-13430, Wagner Electric, 19 Life Street, Brighton, for variance to erect one-story rear addition to manufacturing structure in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect landscaping, parking layout and signage be submitted to the Authority for design review approval. Proposed rear addition will not increase rear yard violation and will have no significant negative impacts on surrounding neighborhood. Allston-Brighton PZAC recommended approval subject to resolution of concerns about parking and truck access, as well as design review of landscaping and signage.





MASSACHUSETTS TURNPIKE

BOSTON ALBANY

SOUTH BOSTON

PARKING

STORAGE AREA

STREET

RAMP

WALLS

PARKING

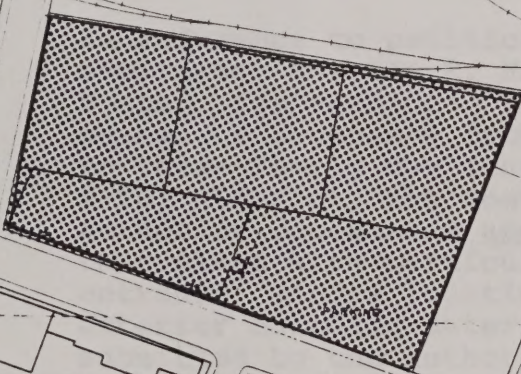
PARKING

STREET

DRTH

BEACON

LIFE



PARKING

HIGHBORN

HERRICK

ARTHUR

LYBROOK

CUSHMAN

ROENA

MONTCALM

RIDGE

ROAD

STREET

ROAD

STREET

STREET

PLAYGROUND

BARSTOW

STREET

7-13430

19 LIFE STREET

BRIGHTON



Board of Appeal Referrals

2/8/90

Hearing: 2/20/90 Z-13453  
Vincent J. Sferrazza  
852-854 E. Fourth Street  
South Boston

Site: Three-family structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two-family and store to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-13453, Vincent J. Sferrazza, 852-854 E. Fourth Street, South Boston, for forbidden use and variance for change of occupancy from two-family and store to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to entrance, window location and design and exterior building material changes be submitted to the Authority for design review approval. Proposal consistent with residential nature of the neighborhood.







Board of Appeal Referrals

2/8/90

Hearing: 2/20/90 Z-13455  
Fred D. Boskin  
87 Woodrow Avenue  
Dorchester

Site: 2 1/2 Story Structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one car garage and tool storage shed.

Violation(s): Insufficient side yard.  
Accessory building in rear yard.

VOTED: In reference to petition Z-13455, Fred D. Boskin, 87 Woodrow Avenue, Dorchester, for two variances to erect one-car garage and tool storage shed in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal will secure vehicle from vandalism. Abutters have expressed support.







Board of Appeal Referrals

2/8/90

Hearing: 2/20/90 Z-13457  
George & Maureen Woods  
29 Grampian Way  
Dorchester

Site: 2 1/2 story structure

District(s): Residential, two-family (R-.5)

Purpose: Extend front porch

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-13457, George & Maureen Woods, 29 Grampian Way, Dorchester, for variance to extend front porch in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Porch extended three feet. No adverse effect nor community opposition.





Z-13457

29 GRAMPIAN WAY

DORCHESTER



Board of Appeal Referrals

2/8/90

Hearing: 2/27/90 Z-13458  
Valdemiro Pina  
243 Columbia Road  
Dorchester

Site: Three-story structure

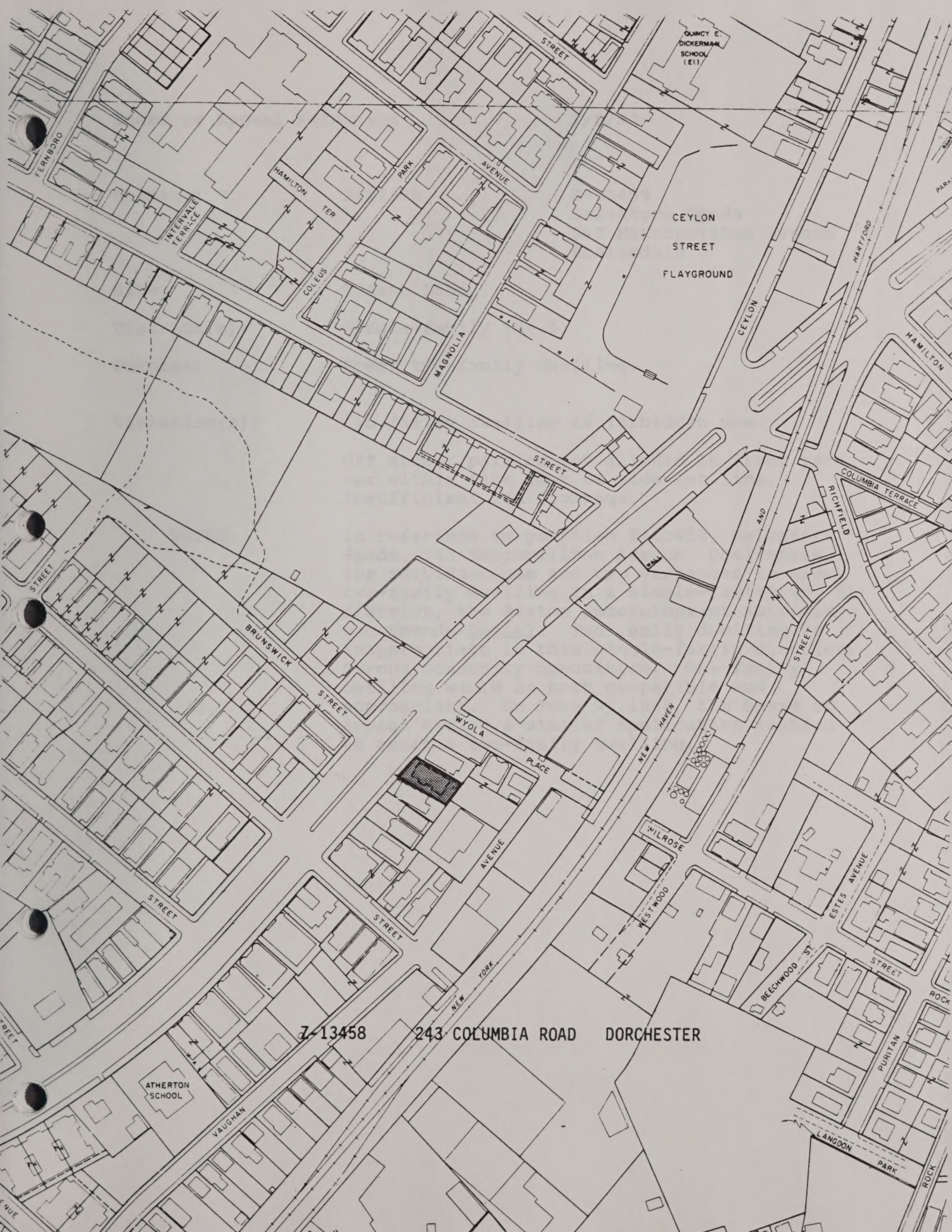
District(s): Apartment H-1

Purpose: Create bedroom-bathroom space in basement.

Violation(s): Excessive floor area.  
Interim Planning Overlay District.

VOTED: In reference to petition Z-13458, Valdemiro Pina, 243 Columbia Road, Dorchester, for variance to create bedroom-bathroom space in basement in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed project is located in the Quincy-Geneva Subdistrict of the Roxbury Interim Planning Overlay District. The basement which contains more than one thousand square feet will provide additional living space for the immediate family. The present occupancy of this building will not be changed. Immediate abutters have no opposition. PZAC reviewed project and voted to support.





7-13458

243 COLUMBIA ROAD

DORCHESTER



Board of Appeal Referrals

2/8/90

Hearing: 2/27/90 Z-13459  
Salvatore Spada  
343 Metropolitan Avenue  
Roslindale

Site: Vacant Land

District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two family dwelling is forbidden use.

Off street parking not allowed in front yard  
nor within five feet of side lot line.  
Insufficient lot frontage.

VOTED: In reference to petition Z-13459, Salvatore Spada, 343 Metropolitan Avenue, Roslindale, for forbidden use and two variances to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends Denial. Two-family dwelling is inappropriate in this single-family district. Strong community opposition. One-family dwelling would be both compatible and appropriate. On June 9, 1988, the Board of Appeal denied a similar application seeking to erect a two-family dwelling.





Z-13459

343 METROPOLITAN AVENUE

ROSLINDALE



2/8/90

Hearing: 2/27/90 Z-13460  
Akhi1 Garland & Brian McTigue  
406-406A Centre Street  
Jamaica Plain  
—  
Site: 2½-story structure  
District(s): Residential, three-family (R-.8)  
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.  
Insufficient lot area.  
Interim Planning Overlay District.

In reference to petition Z-13460, Akhil Garland & Brian McTigue, 406-406A Centre Street, Jamaica Plain, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Subject property, located in the Hyde Square subarea of the Jamaica Plain IP0D, was purchased by appellant as a three-family home and has been assessed as such. Lot size and density of the property are compatible with neighborhood development patterns in this three-family area. JP Neighborhood Council Zoning Committee recommends approval.





2-15460

406-406A CENTRE STREET JAMAICA PLAIN

CARDINAL  
O'CONNELL  
SEMINARY

MARY F. CURLEY  
SCHOOL

ZANORA  
COURT



Board of Appeal Referrals

2/8/90

Hearing: 2/27/90 Z-13462 & Z-13464  
Chestnut Avenue Realty  
Trust  
174-178 Chestnut Avenue  
Jamaica Plain

Site: Three row structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide three three-family dwellings.

Violation(s): Insufficient lot area, width, frontage, open  
space, side yard.  
Excessive floor area.

VOTED: In reference to petitions Z-13462 & Z-13464,  
Chestnut Avenue Realty Trust, 174-178  
Chestnut Avenue, Jamaica Plain, for 21  
variances to subdivide three three-family  
dwellings in a residential (R-.8) district,  
the Boston Redevelopment Authority recommends  
Approval. Subdivision of this lot into three  
three-family row houses on separate lots  
would not be inconsistent with typical row  
house lot sizes and densities in Jamaica  
Plain. Appellant proposes nine off-street  
parking spaces. Jamaica Plain Zoning  
Committee recommended approval. Appellant  
should work with current tenants and Mayor's  
Office of Neighborhood Services to resolve  
Rent Equity issues that may result from this  
subdivision.





13462 13464 174-178 Chestnut Avenue, Jamaica Plain



Board Of Appeal Referrals

2/8/90  
Z-13466  
32 Garrison Street  
Realty Trust  
32 Garrison St.  
Back Bay

Hearing: 2/27/90

Site: Multifamily Building

District : Apartment (H-2-45)

Purpose : Change Occupancy to include parking garage.

Violations : Conditional use permit for parking garage.

VOTED : In reference to petition No. Z-13466, 32 Garrison Street Realty Trust, 32 Garrison Street, Back Bay for a conditional use permit pursuant to Section 8-7 (59) of the Zoning Code, a parking garage operated exclusively for the parking of motor vehicles of persons living in the neighborhood is a conditional use in an Apartment (H-2-45) district, the Boston Redevelopment Authority recommends approval subject to the developer complying with the terms and conditions of the Transportation Access Plan Agreement between the City of Boston Transportation Department and the developer.

The developer had agreed in their Transportation Access Plan that they would sell the 76 parking spaces at 32 Garrison Street in the following order: first to the 74 condominium owners at 32 Garrison Street; second, in the event there would be unsold parking spaces, they would sell them to the 34 condominium owners at 52-56 St. Botolph Street (the Boston Shakespeare building). The developers proposal to operate a parking garage for neighborhood residents should be modified to indicate that the conditional use permit is being pursued to comply with the Transportation Access Plan for this development.





Z-13466 32 GARRISON STREET BOSTON



Hearing: 2/27/90 Z-13467  
Gaetano Valente  
27A Business Street  
Hyde Park

Site: 2½-story structure

District(s): Residential (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families in conditional use.  
Insufficient lot area.

In reference to petition Z-13467, Gaetano Valente, 27A Business Street, Hyde Park, for conditional use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Conversion compatible with surrounding residential properties. Adequate off-street parking. No apparent opposition.





Z-13467

27A BUSINESS STREET

HYDE PARK



Hearing: 2/27/90

Z-13468  
James DeVellis  
44 Parker Street  
Charlestown

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from restaurant to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

In reference to petition Z-13468, James DeVellis 44 Parker Street, Charlestown, for conditional use for change of occupancy from restaurant to same and take-out restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans with particular respect to parking lot, circulation, curb cut (reduced and redesigned), landscaping be submitted to the Authority for design review approval. No opposition from abutters.





Z-13468

44 PARKER STREET CHARLESTOWN



2/8/90

Hearing: 3/6/90 Z-13470  
The Learning Project Inc.  
107 Marlborough Street  
Boston

Site: —  
Four-story structure

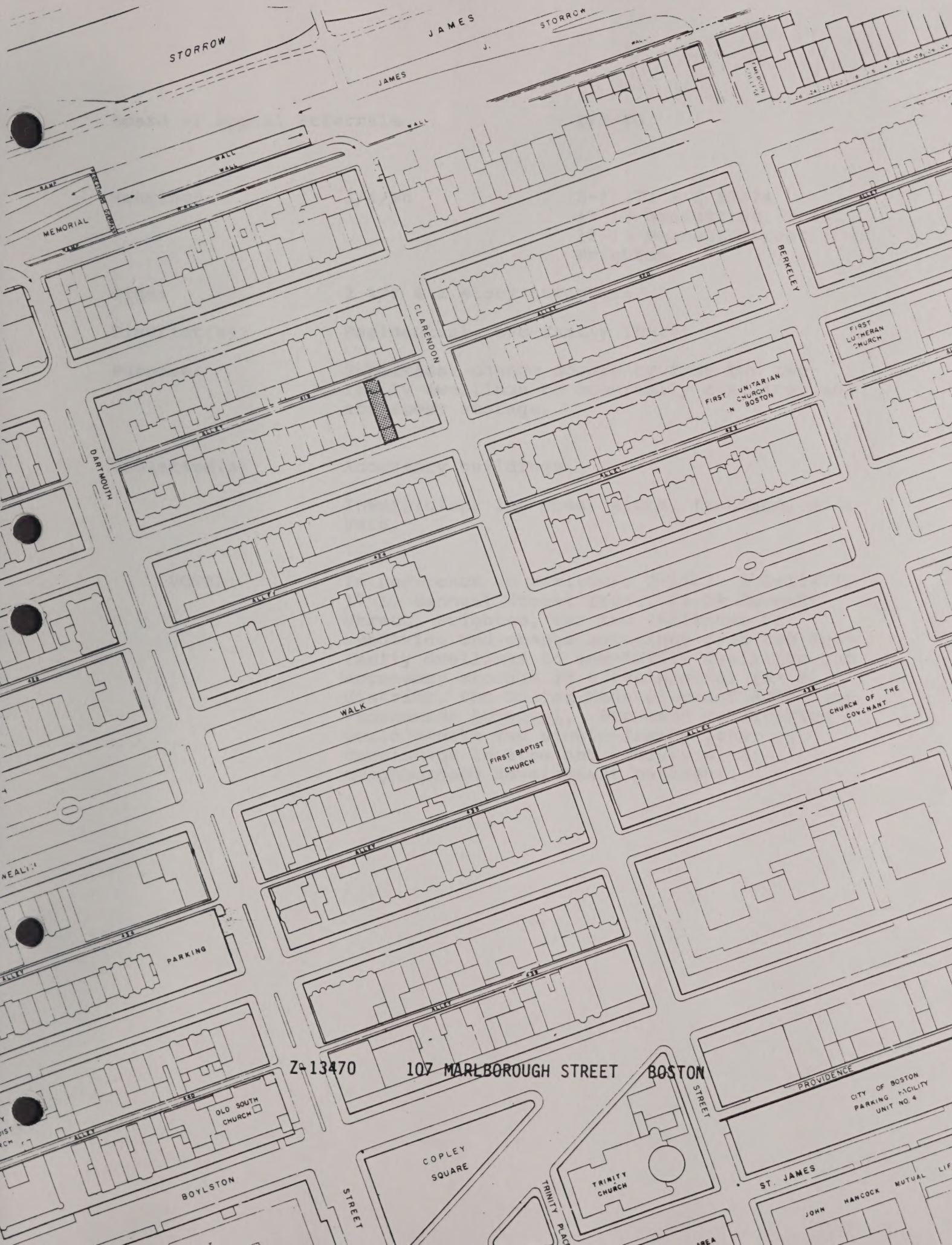
District(s): Apartment (H-3-65)

Purpose: Increase capacity of private Elementary School from 100-to-150 persons.

Violation(s): Extension of non conforming use.

In reference to petition Z-13470, The Learning Project Inc., 107 Marlborough Street, Boston, for extension of non conforming use to increase capacity of private Elementary School from 100-to-150 persons in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends deferral pending completion of a review by the Authority and the community.





STORROW

JAMES

STORROW

JAMES

WALL

WALL

MEMORIAL

BERKELEY

CLARENDON

FIRST LUTHERAN CHURCH

FIRST UNITARIAN CHURCH IN BOSTON

DORRINGTON

WALK

FIRST BAPTIST CHURCH

CHURCH OF THE COVENANT

NEALY

PARKING

OLD SOUTH CHURCH

BOYLSTON

COPLEY SQUARE

TRINITY CHURCH

PROVIDENCE

CITY OF BOSTON PARKING FACILITY UNIT NO. 4

ST. JAMES

JOHN HANCOCK

MUTUAL LIFE

Z-13470

107 MARLBOROUGH STREET

BOSTON



Board of Appeal Referrals

2/8/90

Hearing: 3/6/90 Z-13471 & Z-13474  
17-19 Bennett St. Trust  
17-19 Bennett Street  
Brighton

Site: 2 1/2 & 1 story structure

District(s): Residential, two-family (R-.5)

Purpose: Subdivide; change occupancy from two two-family dwellings to one-family dwellings and accessory storage.

Violation(s): Accessory buildings.

Insufficient lot area, width, frontage, side yard.

VOTED:

In reference to petitions Z-13471 & Z-13474, 17-19 Bennett Street Trust, 17-19 Bennett Street, Brighton, for ten variances to subdivide and change occupancy from two two-family dwellings to one-family dwellings and accessory storage in a residential (R-.5) district, the Boston Redevelopment Authority recommends Approval. Proposed subdivision would create two single-family lots consistent in area and density with neighborhood development patterns.





MC. KINNEY  
PLAYGROUND

ST. COLUMBKILLE  
SCHOOL

ST. COLUMBKILLE  
CHURCH

7-13471-13474

17-19R BENNETT STREET

BRIGHTON



Board of Appeal Referrals

2/8/90

Hearing: 3/6/90 Z-13475 & Z-13476  
Adrienne Principe  
31-33 Riverdale Street  
Allston

Site: 2 1/2 story structure

District(s): Residential, three family (R-.8)

Purpose: Subdivide

Violation(s): Insufficient lot area, width, frontage, open  
space, and side yard.

Excessive floor area.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-13475 & Z-13476,  
Adrienne Principe, 31-33 Riverdale Street,  
Allston, for 14 variances to subdivide in a  
residential (R-.8) Interim Planning Overlay  
District, the Boston Redevelopment Authority  
recommends Approval. Subdivision will allow  
appellant to create two attached two-family  
dwellings. Allston-Brighton PZAC recommended  
approval. Authority is concerned that  
proposal could establish a precedent.





WILLIAM E. SMITH  
PLAYGROUND

WILLIAM E. SMITH  
PLAYGROUND

WBZ  
RADIO TOWER

MC DONALD

AVENUE

SPEEDWAY  
AVENUE

CALLAHAN  
PLACE

Z-13475-13476

ST-33 RIVERDALE STREET ALLSTON

THOMAS  
GARDNER

PRESCOTT  
PLACE

WEITZ  
STREET

STREET

STREET



Board of Appeal Referrals

2/8/90

Hearing: 3/6/90 Z-13477  
Edward J. McDonough  
2445 Centre Street  
West Roxbury

Site: Two story structure

District(s): Residential, two-family (S-.5)

Purpose: Increase width of addition to one-family dwelling.

Violation(s): Excessive floor area ratio.  
Insufficient rear yard.

VOTED: In reference to petition Z-13477, Edward J. McDonough, 2445 Centre Street, West Roxbury, for two variances to increase width of addition to one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Six inch increase in width of addition previously approved by Board of Appeal and Authority.





Z-13477

2445 CENTRE STREET

WEST ROXBURY



Board of Appeal Referrals

2/8/90

Hearing: 3/6/90 Z-13478  
Peter Diem  
239-241 A Street  
South Boston

Site: Five story structure

District(s): Manufacturing (M-4)

Purpose: Change occupancy from offices and  
manufacturing to same and six artists  
residence-studios.

Violation(s): Insufficient lot area, open space, off street  
parking.

VOTED: In reference to petition Z-13478, Peter Diem,  
239-241 A Street, South Boston, for three  
variances for change of occupancy from  
offices and manufacturing to same and six  
artists residence-studios in a manufacturing  
(M-4) district, the Boston Redevelopment  
Authority recommends Deferral. Applicants  
initial application indicated only artists'  
studios. Upon revision Inspectional Services  
Department inadvertently failed to cite  
conditional use (Use Item #-7) for  
residences. Further petitioner should meet  
with members of the adjacent artist community  
who have expressed concerns regarding the  
appellant's definition of artist and type of  
work to be conducted within the proposed  
artists' live-work studios.





POINT  
CHANNEL

POINT

PARKING  
AREA

MT WASHINGTON  
STREET

AVENUE

NECCO  
PARKING  
AREA

BINFORD  
STREET

PARKING

WORMWOOD  
STREET

COURT  
STREET

STREET

STACK

BINFORD  
STREET

STREET

MIDWAY  
STREET

GRANITE  
STREET

RICHARDS  
STREET

BALDWIN  
STREET

STREET

Z-13478

239-241 A STREET

SOUTH BOSTON

U.S. POST OFFICE  
GARAGE

WEST FIRST  
STREET

NEW YORK  
NEW HAVEN





Z-13480- 13481

5337 A-D WASHINGTON STREET WEST ROXBURY



Board of Appeal Referrals

2/8/90

Hearing: 3/6/90 Z-13483  
Shell Oil Company  
306 West Broadway  
South Boston

Site: Gas Service Station

District(s): Local Business (B-1)

Purpose: Replace underground petroleum storage tanks increasing capacity from 25,100 to 38,000 gallons.

Violation(s): Extension of non conforming use.

VOTED: In reference to petition Z-13483, Shell Oil Company, 306 West Broadway, South Boston, for extension of non conforming use to replace underground petroleum storage tank increasing capacity from 25,100 to 38,000 gallons in a general business (B-1) district, the Boston Redevelopment Authority recommends Deferral. Appellant should meet with BRA staff and community residents to resolve issues such as, but not limited to, traffic impacts, combustibility and safety hazards.

Site is located at the corner of West Broadway and D Street with curb cuts exiting onto both heavily trafficked streets. West Broadway is a densely populated, mixed residential-commercial business street which supports heavy pedestrian and vehicular traffic. Additionally, all surrounding streets are predominantly residential in use and of frame construction. Traffic and fire safety issues must be addressed and resolved.





U.S. POST OFFICE  
GARAGE

WEST FIRST STREET

WEST FIRST STREET

CYPHER

LOUIS

STREET

BOLTON

WEST FIRST STREET

RAILROAD

BULLOCK

DRAKE  
SCHOOL

Z-13483

306 WEST BROADWAY

SOUTH BOSTON

POLICE  
STATION  
NO. 6

JOYCE HAYES  
WAY

WAY

WAY

ST VINCE  
de PAUL  
R.C. CH

THIRD STREET



Hearing: 3/6/90 Z-13485  
Patrick Driscoll & David D. Knecht  
1919 Hyde Park Avenue  
Hyde Park

Site: 2½-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area.

In reference to petition 13485, Patrick Driscoll & David D. Knecht, 1919 Hyde Park Avenue, Hyde Park, for forbidden use and two variances for change of occupancy from two- to three family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Apparent existing condition for many years. Off-street parking for three cars. No exterior changes.





13485

1919 HYDE PARK AVENUE

HYDE PARK



Hearing: 3/6/90 Z-13487-88 & 13360  
Linwood Associates, Trust  
48-48A George Street  
Hyde Park

Site: Two story structure

District(s): Residential, two-family (R.5)

Purpose: Erect two car parking garage; change occupancy from garage to one-family dwelling, contractors office and garage; parking of eight company vehicles.

Violation(s): Contractors office, outdoor storage of contractors equipment and parking garage are forbidden uses.

Insufficient lot area, front, rear yards, barrier free access.

Accessory use area.

In reference to petition Z-13487-88 & 13360, Linwood Associates, Trust, 48-48A George Street, Hyde Park, for three forbidden uses and five variances to erect two car parking garage, change occupancy from garage to one-family dwelling, contractors office and garage and parking of eight company vehicles in a residential (R-.5) district the Boston Redevelopment Authority recommends denial. Further commercial encroachment in a residential neighborhood. In addition to the undesirable vehicular traffic the proposal would establish an unwarranted precedent.





WESLEY G ROSS  
PLAYGROUND

Z-13487-88 & 13360

48-48A GEORGE STREET HYDE PARK



Board of Appeal Referrals

2/8/90

Hearing: 3/6/90 Z-13489 & Z-13490  
Robert Raimondi  
30-34 Mt. Everett Street  
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two three-family dwelling

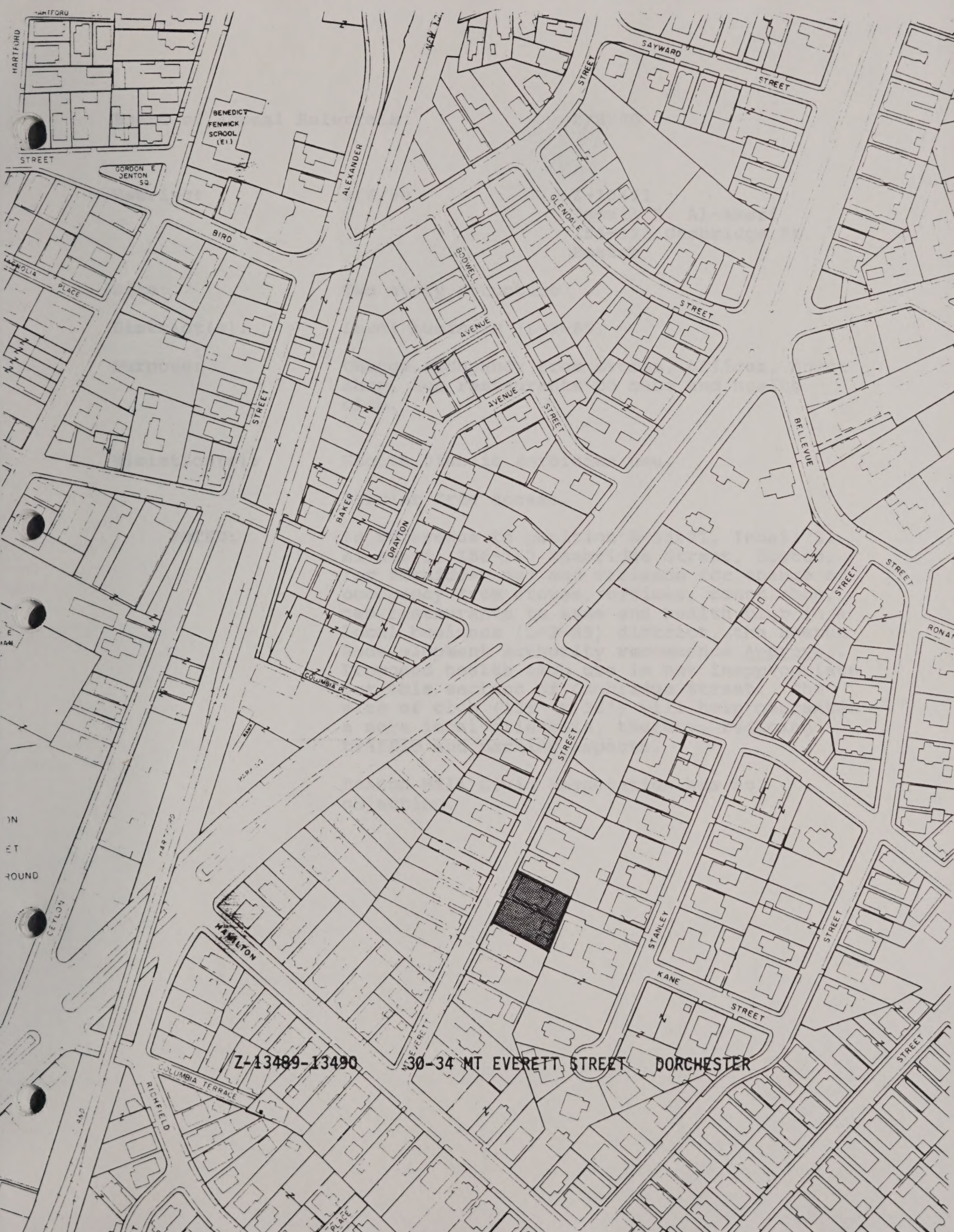
Violation(s): Off street parking not allowed in front yard  
nor within five feet of side lot line.

Insufficient lot area, off street parking.

Excessive floor area, building height, number  
of stories.

VOTED: In reference to petition Z-13489 & Z-13490,  
Robert Raimondi, 30-34 Mt. Everett Street,  
Dorchester, for ten variances to erect two  
three-family dwellings in a residential (R-  
.8) district, the Boston Redevelopment  
Authority recommends Approval with proviso  
that plans be submitted to the Authority for  
design review approval. Appellant has worked  
with neighborhood groups and has their  
support. Vacant lots will be eliminated and  
neighborhood improved.





Z-13489-13490

30-34 MT EVERETT STREET DORCHESTER



Board of Appeal Referrals

2/8/90

Hearing: 3/6/90

Z-13491  
Ismail Z. Al-Ameri  
156-172 Cambridge St.  
Boston

Site: Two story structure

District(s): Local business (L-2-65)

Purpose: Change occupancy from stores, offices, donut shop, two restaurants to same and health club.

Violation(s): Health club is forbidden use.

Barrier free access.

VOTED:

In reference to petition Z-13491, Ismail Z. Al-Ameri, 156-172 Cambridge Street, Boston, for forbidden use and variance for change of occupancy from stores, offices, donut shop, two restaurants to same and health club in a local business (L-2-65) district, the Boston Redevelopment Authority recommends Approval. Proposed health club use is not inappropriate for this section of Cambridge Street. The size of club (125' x 36') will help guarantee a more local clientele, thereby, reducing traffic and parking impacts.

Beacon Hill Civic Association has no objection.







Board of Appeal Referrals

2/8/90

Hearing: 2/20/90 Z-13511  
Manning Cafe, Inc.  
1426-1428 Hyde Park Ave  
Hyde Park

Site: One story structure

District(s): Manufacturing (M-1)

Purpose: Increase capacity of cafe from 107 to 250 persons.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-13511, Manning Cafe, Inc., 1426-1428 Hyde Park Avenue, Hyde Park, for variance to increase capacity of cafe from 107 to 250 persons in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends Denial without prejudice. Parking lot for proposed capacity increase would be located 1 1/2 blocks from the site. Community opposition existing with respect to behavior of patrons upon leaving the bar. Adjacent parking lot cannot support proposed capacity. Appellant should meet with community groups and officials to address and resolve concerns.





Z-13511

1426-1428 HYDE PARK AVENUE HYDE PARK

FAIRMOUNT PUBLIC HOUSING PROJECT BOSTON 200-5

FAIRMOUNT PUBLIC HOUSING PROJECT BOSTON 200-5

FAIRMOUNT PUBLIC HOUSING PROJECT BOSTON 200-5



Hearing: 2/20/90 Z-13558  
Paul J. McCarthy  
91 Readville Street  
Hyde Park  
—  
Site: 2½-story structure  
District(s): Residential, two-family (R-.5)  
Purpose: Erect rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

In reference to petition Z-13558, Paul J. McCarthy, 91 Readville Street, Hyde Park, for variance to erect rear addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Family space addition. Rear yard violation will not be increase.





7-13558

91 READVILLE STREET HYDE PARK



Board of Appeal Referrals

2/8/90

Hearing: 2/20/90 Z-13559  
Frederic S. Clayton,  
Trustee  
585 Commercial Street  
Boston

Site: Three story structure

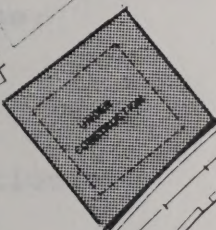
District(s): Manufacturing (M-2)

Purpose: Renovate commercial structure

Violation(s): Interim Planning Overlay District

VOTED: In reference to petition Z-13559, Frederic S. Clayton, Trustee, 585 Commercial Street, Boston, to renovate commercial office structure in a manufacturing (M-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval with the following provisos: that plans inclusive of a revised landscaping plan for the Harborwalk connector at the northwesterly side of the parking lot be submitted to the Authority for design review approval; that any changes in use or alteration to the building be approved by the Authority. Thirty-four off street parking spaces inclusive of two handicapped will be provided.





PVT JOHN DEFILIPPO PLAYGROUND

NORTH END PLAYGROUND

2-13559

585 COMMERCIAL STREET BOSTON



Hearing: 2/20/90 Z-13560  
Sal V. Perisano  
668A-672 Centre Street  
Jamaica Plain

Site: Three story structure

District(s): Local business (L-1)

Purpose: Erect non projecting illuminated sign.

Violation(s): Interim Planning Overlay District.

In reference to petition Z-13560, Sal V. Perisano, 668A-672 Centre Street, Jamaica Plain, to erect non projecting illuminating sign in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. Proposed sign is compatible in size and location with neighboring signs on the building and on Centre Street. Light intensity of the sign will be adjustable to accommodate neighborhood concerns, and sign will be turned off after closing hours, around 10:00 p.m. JP Zoning Committee recommended approval.





Z-13560

668A-672 CENTRE STREET

JAMAICA PLAIN



Board of Appeal Referrals

2/8/90

Hearing: 2/20/90 Z-13561  
The Art Institute of  
Boston  
145-151 Ipswich Street  
Boston

Site: Five story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from warehouse, night club,  
sub shop, manufacturing pool hall, and  
restaurant to same and art institute.

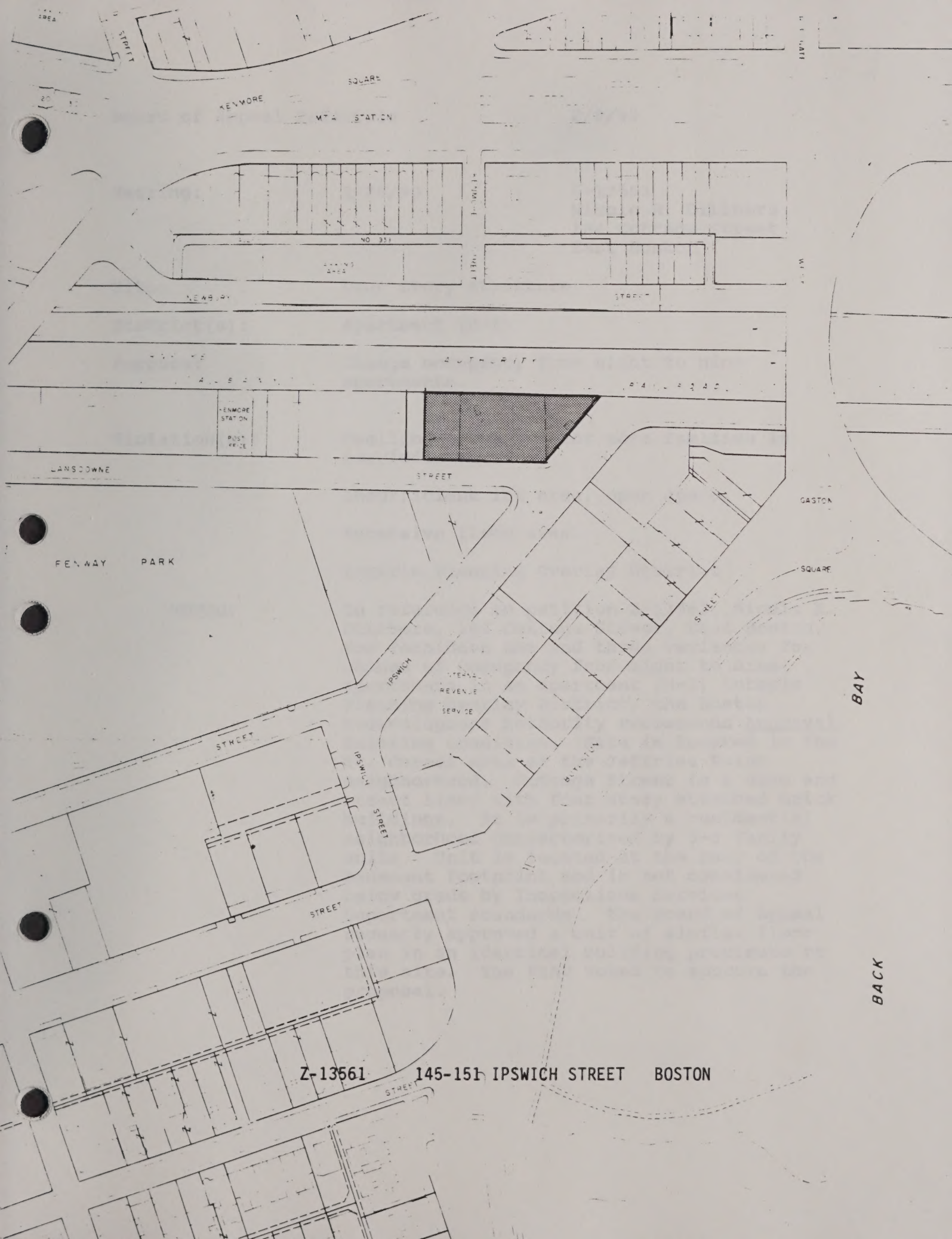
Violation(s): Art institute is conditional use.

Barrier free access.

VOTED:

In reference to petition Z-13561, the Art Institute of Boston, 145-151 Ipswich Street, Boston, for conditional use and variance for change of occupancy from warehouse, night club, sub shop, manufacturing, pool hall, restaurant to same and art studio in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends Approval. Appellant will lease approximately 6,000 square feet of space on one floor for four studios in which a maximum of 80 Art Institute students will receive instruction. The proposed use will facilitate upgrading of the building which is an underutilized, partially vacant industrial loft structure.





Z-13561

145-151 IPSWICH STREET BOSTON



2/8/90

32

Hearing: 2/20/90 Z-13563  
Nicole R. DiLibero  
164 Cottage Street  
East Boston

Site: Four story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from eight to nine  
apartments.

Violation(s): Dwelling converted for more families is  
forbidden use.

Insufficient lot area, open space.

Excessive floor area.

Interim Planning Overlay District

VOTED: In reference to petition Z-13563, Nicole R. DiLibero, 164 Cottage Street, East Boston, for forbidden use and three variances for change of occupancy from eight to nine apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval. Existing condition. Site is located in the Mt. Carmel area of the Jeffries Point neighborhood. Cottage Street is a dead end street lined with four story attached brick buildings. It is primarily a residential neighborhood characterized by 3-5 family units. Unit is located at the rear of the basement footprint and is not considered below grade by Inspections Services Department standards. The Board of Appeal recently approved a unit of similar floor plan in an identical building proximate to this site. The PZAC voted to approve the proposal.





L-13563

164 COTTAGE STREET EAST BOSTON



2/8/90

33

Hearing: 2/20/90 Z-13566  
A Van Lee  
6 Althea Street  
Dorchester

Site: Three story structure

District(s): Redidential, three-family (R-.8)

Purpose: Create livign space in basement.

Violation(s): Excessive floor area.

In reference to petition Z-13566, A Van Lee, 6 Althea Street, Dorchester, for variance to create living space in basement in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. No adverse affects nor community opposition to family recreation area.





MARY HEMENWAY  
ELEMENTARY SCHOOL

MARY HEMENWAY  
PLAYGROUND

2-13566

6 ALTHEA STREET

DORCHESTER



Hearing: 2/27/90 Z-13568  
Clyde Coburn  
386 Blue Hill Avenue  
Dorchester

Site: Three story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two apartments and store to four apartments and Barber shop.

Violation(s): Dwelling converted for more families is forbidden use.  
Insufficient lot area, and open space.  
Interim Planning Overlay District.

In reference to petition Z-13568, Clyde Coburn, 386 Blue Hill Avenue, Dorchester, for forbidden use and two variances from two apartments and store to four apartments and barber shop in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso: that appellant present plans to Roxbury PZAC for review. Site is located in the Quincy-Geneva Subdistrict. Use, existing since 1961, is consistent with surrounding neighborhood.





Z-13568

386 BLUE HILL AVENUE

DORCHESTER



Board of Appeal Referrals

2/8/90

Hearing: 2/27/90 Z-13569  
1127-1245 Limited  
Partnership  
1227-1245 Commonwealth  
Avenue  
Allston

Site: One story structure

District(s): General business (B-1)

Purpose: Change occupancy from liquor store with take-out and store to same, bank and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.  
Interim Planning Overlay District.

VOTED: In reference to petition Z-13569, 1227-1245 Limited Partnership, 1227-1245 Commonwealth Avenue, Allston, for conditional use for change of occupancy from liquor store with take-out and store to same, bank and take-out restaurant in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that signage plans be submitted to the Authority for design review approval. Proposed full-service bank and take-out yogurt shop are appropriate uses for this location in a retail business district. Appeal is consistent with the goals and objectives of the Allston-Brighton Interim Planning Overlay District and Boulevard Planning District. PZAC recommends approval with provisos that bank come under yearly review for maintenance and that bank operator adopt a park, preferably the Jackson-Mann School plaza, for upkeep.





Z-13569 1227-1239 COMMONWEALTH AVENUE BOSTON



Hearing: 2/27/90 Z-13570  
Nancy McCann  
1 Egan Way  
Brighton

Site: 2½ story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family; erect dormer addition.

Violation(s): Dwelling converted for more families is forbidden use.

Extension of non conforming use.

Insufficient lot area, width, frontage, front, rear yards, off-street parking.

Excessive building height.

In reference to petition Z-13570, Nancy McCann, 1 Egan Way, Brighton, for forbidden use an nine variances for change of occupancy from two- to three-family dwelling and erect dormer addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Building has been occupied as a three-family dwelling since 1958 and is currently assessed as such. Legalization of this occupancy is consistent with existing use and neighborhood development patterns. Dormer addition provides extra living space for appellant's family. No neighborhood opposition received.







Board of Appeal Referrals

2/8/90

Hearing: 2/27/90 Z-13606  
Anthony Macolini  
401-419 Washington Street  
Brighton

Site: One story structure

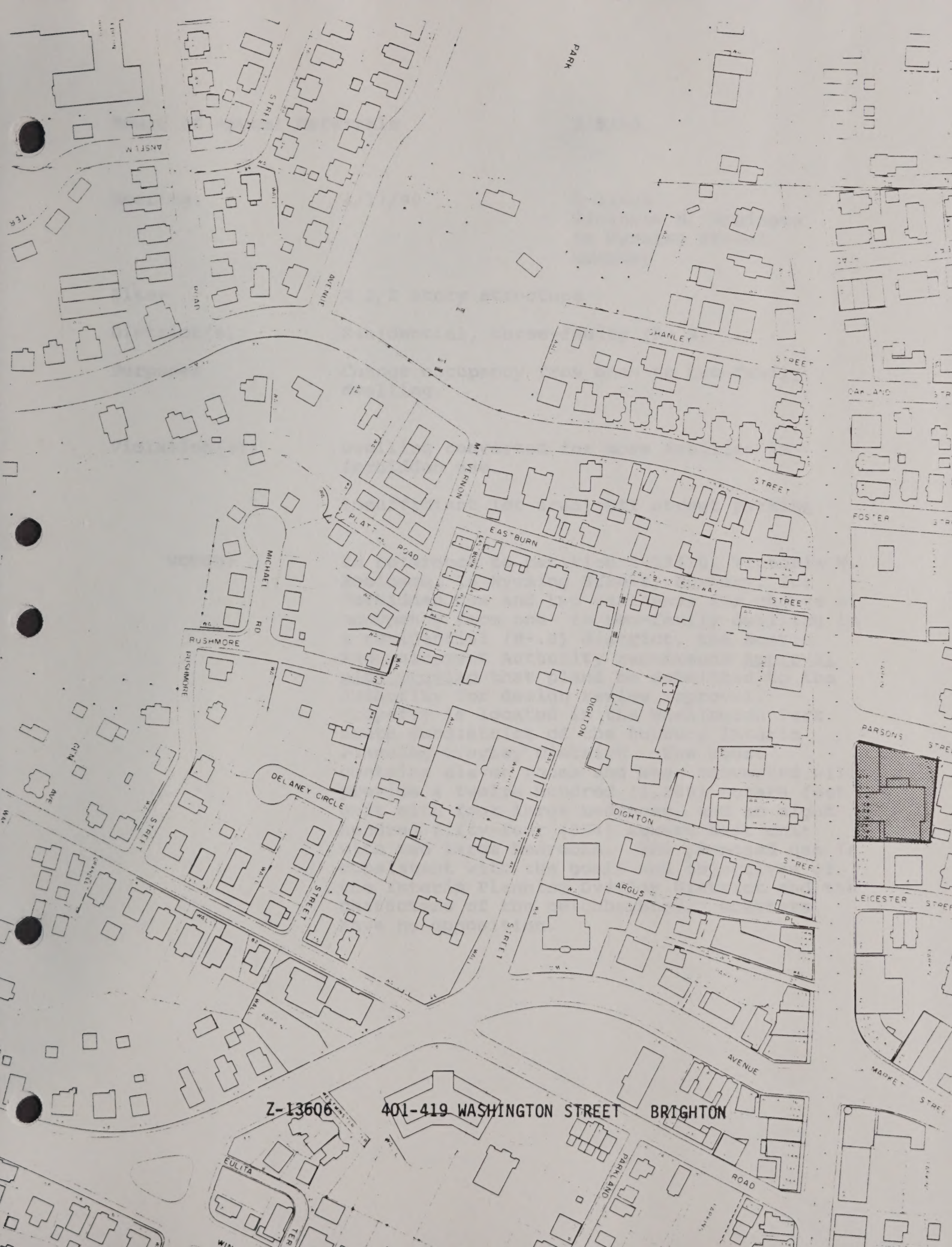
District(s): Local business (L-.5)

Purpose: Change occupancy from beauty salon, take out restaurant, and stores to same, post office and automatic teller machine.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-13606, Anthony Macolini, 401-419 Washington Street, Brighton, for change of occupancy from beauty salon, take out restaurant, stores to same, post office, automatic teller machine in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval with proviso that plans with particular respect to facade treatment and signage be submitted to the Authority for design review approval. Proposed post office is consistent with area uses in this neighborhood business district and will provide better and more efficient postal service for Brighton residents. PZAC recommends approval.





Z-13606

401-419 WASHINGTON STREET

BRIGHTON



Board of Appeal Referrals

2/8/90

Hearing: 4/17/90 Z-13630  
Victoria N. Robinson  
16 Wyoming Street  
Roxbury

Site: 2 1/2 story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, off street parking.

VOTED:

In reference to petition Z-13630, Victoria N. Robinson, 16 Wyoming Street, Roxbury, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends Approval with proviso that plans be submitted to the Authority for design review approval. Property is located in the Washington Park South Subdistrict of the Roxbury Interim Planning Overlay District. The house contains eleven rooms and when converted will provide a twelve hundred (1,200) square feet unit with four large bedrooms, and an eight hundred fifty-four (854) square feet unit with two large bedrooms. The proposed use is consistent with the goals and objectives of the Interim Planning Overlay District and the characters of the neighborhood. Abutters have no opposition.





Z-13630

16 WYOMING STREET

ROXBURY



Board of Appeal Referrals

2/8/90

39

Hearing: 3/6/90 Z-13654  
John T. Henderson  
342 K Street  
South Boston

Site: 2531 Square feet of land

District(s): Apartment (H-1-50)

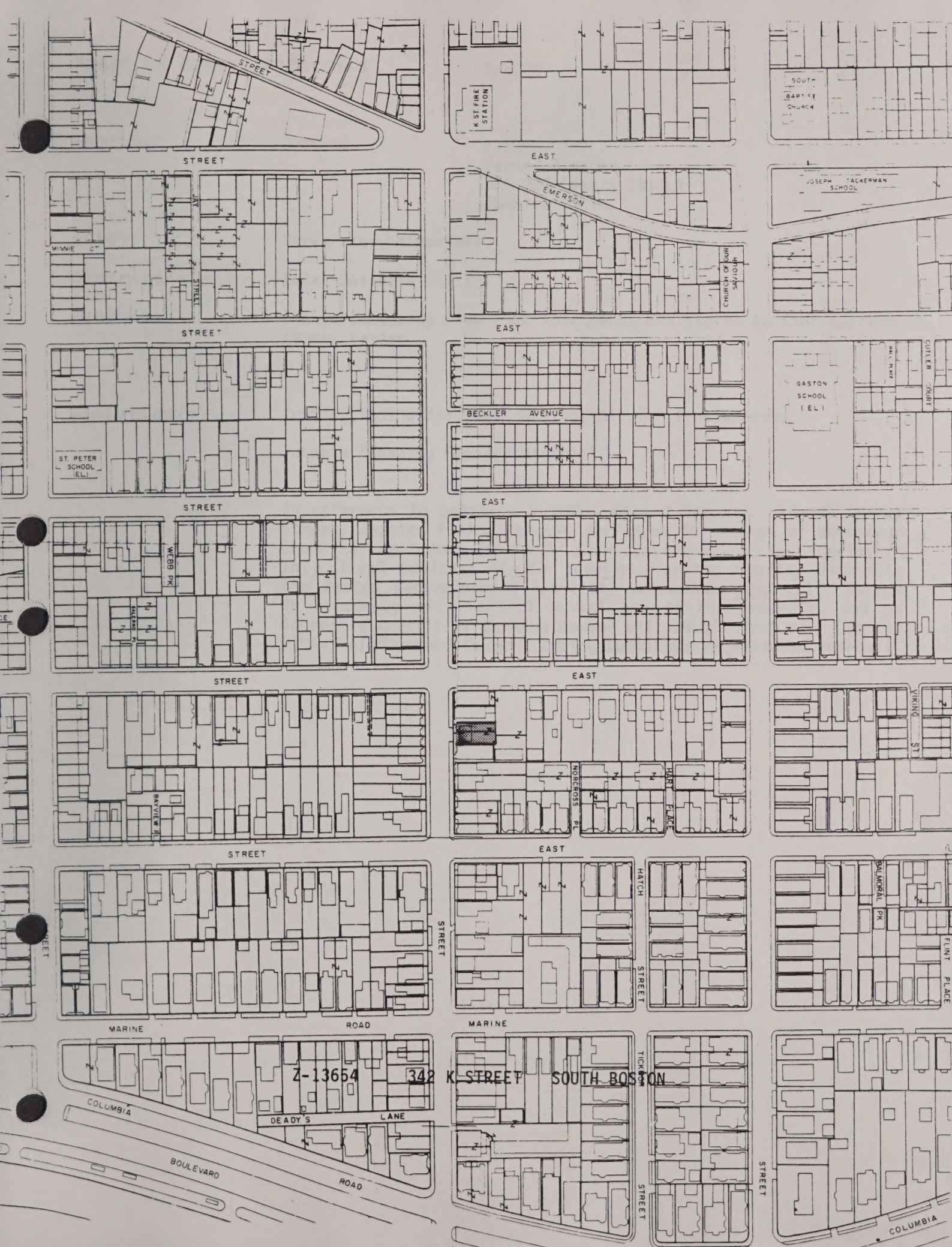
Purpose: Erect three-family.

Violation(s): insufficient lot area, width, frontage, open space, and off-street parking.

Excessive floor area.

In reference to petition Z-13654, John T. Henderson, 342 K Street, South Boston, for seven variances to erect three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. Proposed use, design and siting are consistent with this three-story three-family neighborhood. No adverse impact. Neighbors support.







2/8/90

Hearing: 2/20/90 z-13661  
Gerard Brennan  
378-380 Centre Street  
Jamaica Plain

Site: Three story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from four apartments and stores to four apartments, store, tavern.

Violation(s): Insufficient off-street parking, barrier free access.  
Interim Planning Overlay District.

In reference to petition Z-13661, Gerard Brennan, 378-380 Center Street, Jamaica Plain, for two variances for change of occupancy from four aptmnts stores to four apartments, store, and tavern in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Change in occupancy will reflect actual use of the property, and no increased traffic or parking demand will result from it. Jamaica Plain Neighborhood Council Zoning Committee recommended approval.





Z-13661

378-380 CENTRE STREET

JAMAICA PLAIN



Board of Appeal Referrals

2/8/90

Hearing:

2/27/90

Z-13686

Roy Williams

651-659 Washington Street

Dorchester

Site:

One story structure

District(s):

General business (B-.1)

Purpose:

Change occupancy from stores and post office to stores, take-out restaurant, driving school.

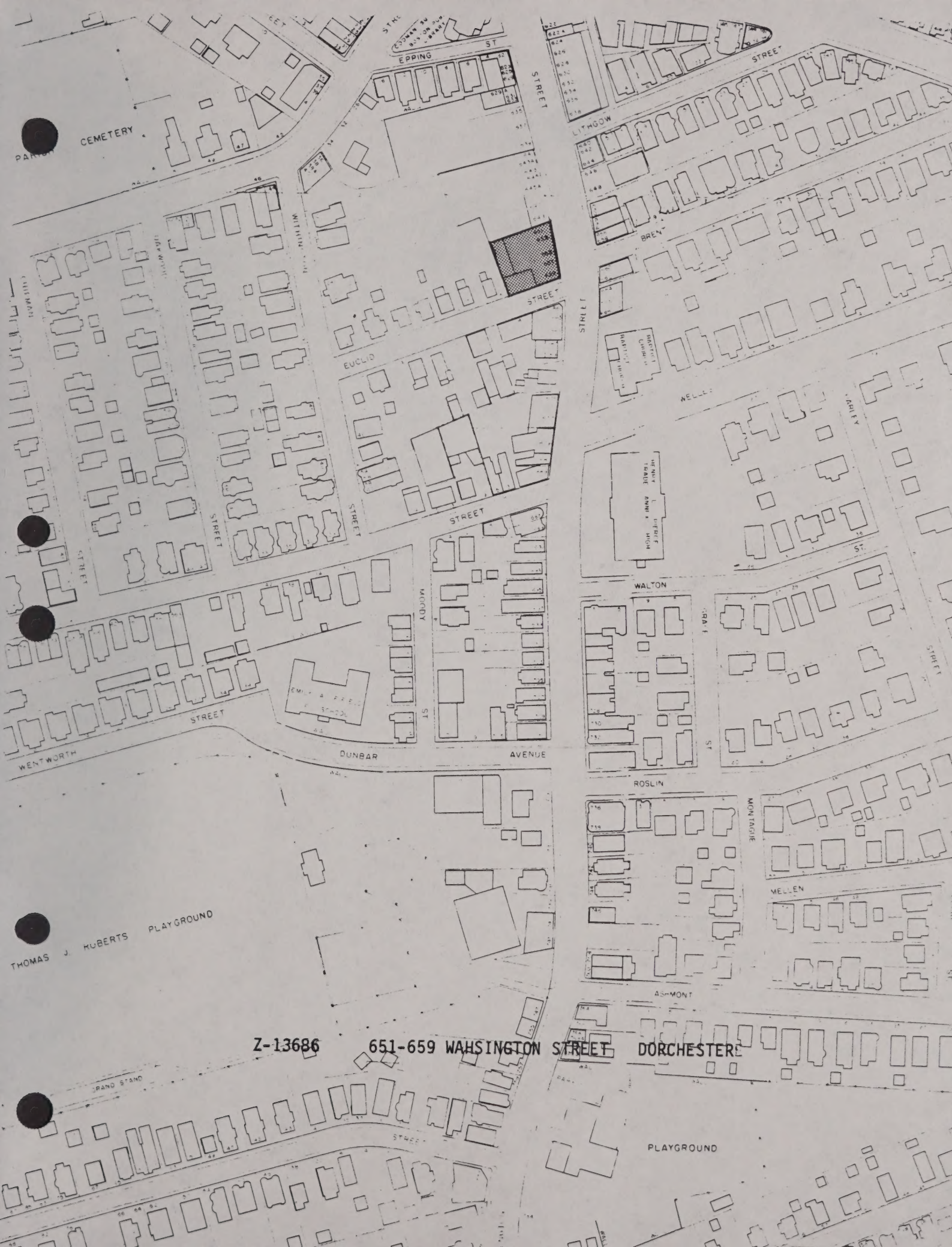
Violation(s):

Driving school and take-out restaurant are conditional use.

Insufficient off-street parking.

In reference to petition Z-13686, Roy Williams 651 Washington Street, Dorchester, for two conditional uses and variance for change occupancy from stores and post office to stores, take-out restaurant, driving school in a general business (B-.1) district, the Boston Redevelopment Authority recommends approval. Public Facilities Department project to help revitalzie Codman Square neighborhood.





CEMETERY

EPPING ST

STREET

BREY

EUCLED

STREET

STREET

MOODY ST

EMILY A. FEED SCHOOL

DUNBAR

AVENUE

WALTON

ROSLIN

MONTEAGUE

MELLEN

ASHMONT

DORCHESTER

PLAYGROUND

Z-13686

651-659 WASHINGTON STREET

THOMAS J. HUBERTS PLAYGROUND

GRAND STAND



42

Board of Appeal Referrals

2/8/90

Hearing: 2/20/90 Z-13689  
Blackwell Scientific  
Publication, Inc.  
52 Beacon Street  
Boston

Site: Four story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from eight apartments and  
doctors' offices to twelve apartments and  
professional offices.

Violation(s): Dwelling converted for more families is  
forbidden use.

Insufficient open space, off street parking,  
barrier free access.

VOTED: In reference to petition Z-13689, Blackwell  
Scientific Publication, Inc., 52 Beacon  
Street, Boston, for forbidden use and three  
variances for change of occupancy from eight  
apartments and doctors' offices to twelve  
apartments and professional offices in an  
apartment (H-2-65) district, the Boston  
Redevelopment Authority recommends Approval.  
Change of occupancy will reflect actual  
occupancy of the property which has had  
twelve apartments since the 1960s. No  
structural changes or other work is proposed  
for the property.





WALNUT STREET

WILLOW STREET

SPRUCE STREET

BRANCH STREET

STREET

STREET

BYRON STREET

Z-13689

52 BEACON STREET

BOSTON

POND

MONUMENT

UNDERGROUND GARAGE EXIT WALL

ARLINGTON

CHARLES ST. MEETING HOUSE UNIT-UNIV.

RIVER ST. FIRE STA.

CHURCH OF THE ADVENT (TEMP.)

MT. VERNON

OTIS PL.

WESTNUT

PLACE

BLAVER ST.

MARKMAN



2/8/90

43

Hearing: 3/6/90 Z-13748  
Annese Realty Trust  
114 North Beacon Street  
Allston

Site: One story structure

District(s): Local business (L-.1)

Purpose: Change occupancy from manufacturing and sales to wholesale and retail of plumbing and heating supplies.

Violation(s): Wholesale is forbidden use.  
Change in non conforming use.  
Interim Planning Overlay District.

In reference to petition Z-13748, Annese Realty Trust, 114 North Beach Street, Allston, for forbidden use and conditional use for change of occupancy from manufacturing and sales to wholesale and retail of plumbing and heating supplies in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso: that plans with particular respect to signage and landscaping be submitted to the Authority for design review approval. Proposed retail and wholesale uses are appropriate to this local business district and site, which was previously used for light manufacturing. Adequate parking is provided. PZAC recommends approval with proviso for design review of landscaping, lighting, street-tree plantings, as well as proviso for no outdoor storage on site.





2-13748

114 NORTH BEACON STREET ALLSTON



Board of Appeal Referrals

2/8/90

Hearing: 2/20/90 Z-13809  
Trustees of Boston  
University  
675-701 Commonwealth Ave.  
Boston

Site: Five story structure

District(s): Apartment (H-4)

Purpose: Erect two story rear addition to theatre  
structure.

Violation(s): Pre-existing conditional use.

VOTED: In reference to petition Z-13809, Trustees of  
Boston University, 675-701 Commonwealth  
Avenue, Boston, for conditional use to erect  
two story rear addition to theatre structure  
in an apartment (H-4) district, the Boston  
Redevelopment Authority recommends Approval.  
Addition to Tsai Performance Center will not  
have an adverse impact on the neighborhood  
and is consistent with University related  
uses in the Building.



2/8/90

3/6/90

Z-13814  
John P. Higgins  
2 Calvin Road  
Jamaica Plain

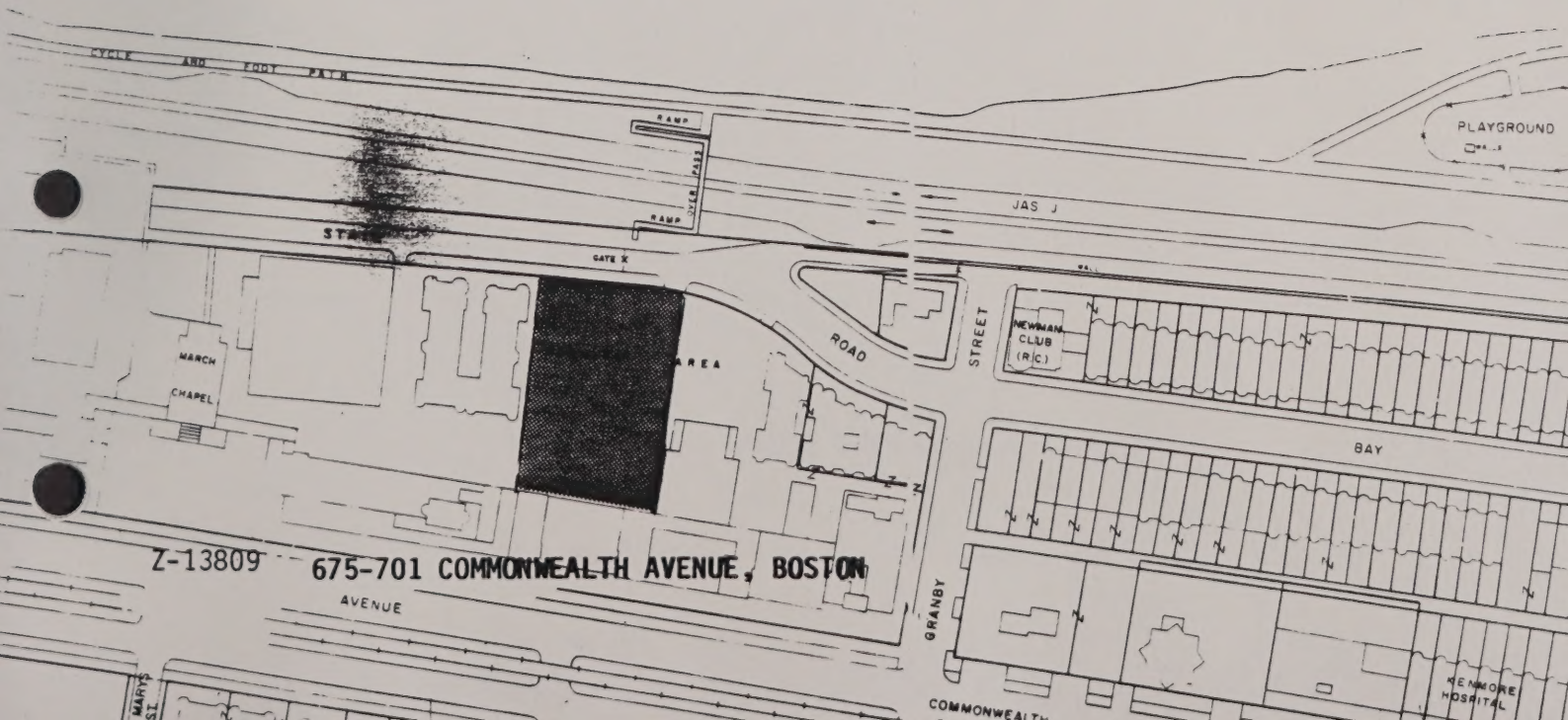
CAMBRIDGE

By story structure  
Single family (1-3)  
Direct addition to the family dwelling.

Executive floor area added.  
Unaffected from other

In reference to petition Z-13814, John P. Higgins, 2 Calvin Road, Jamaica Plain, for two variances to erect addition to the family dwelling in a single (1-3) historic Farmingbury District, the Boston Redevelopment Authority recommends approval with providing: that plans be submitted to the committee for design review approval. Providing: that the second floor addition is compatible with area character and would not constitute a violation. Jamaica Plain Neighborhood Council favors Committee recommended approval.

CHA



Z-13809 675-701 COMMONWEALTH AVENUE, BOSTON



Hearing: 3/6/90 Z-13814  
John P. Higgins  
2 Calvin Road  
Jamaica Plain

Site: 2½ story structure

District(s): Single family (S-.3)

Purpose: Erect addition to one-family dwelling.

Violation(s): Excessive floor area ratio.  
insufficient front yard.  
Interim Planning Overlay District.

In reference to petition Z-13814, John P. Higgins, 2 Calvin Road, Jamaica Plain, for two variances to erect addition to one-family dwelling in a single (S-.3) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. Proposed 7' X 14' second floor addition is compatible with area densities and would not increase existing front yard violation. Jamaica Plain Neighborhood Council Zoning Committee recommended approval.





Z-13814

2 CALVIN ROAD JAMAICA PLAIN



Board of Appeal Referrals

2/8/90

Hearing: 2/20/90 Z-13822 & Z-13823  
Boston Housing Authority  
19 & 33 Winston Road  
Dorchester

Site: Vacant Land

District(s): Residential, two-family (R-.8)

Purpose: Subdivide; erect two two-family dwellings.

Violation(s): Off street parking not allowed in front yard  
nor within five feet of side lot line.

Insufficient lot area, width, frontage, rear  
yard.

VOTED: In reference to petitions Z-13822 & Z-13823,  
Boston Housing Authority, 19 & 33 Winston  
Road, Dorchester, for eight variances to  
erect two two-family dwellings in a  
residential (R-.8) district, the Boston  
Redevelopment Authority recommends approval.  
Public Facilities Department has designated  
the Boston Housing Authority to construct the  
two-family dwelling for people with special  
needs and low income families.





13822-13823 19 & 33 WINSTON ROAD DORCHESTER



Board of Appeal Referrals

2/8/90

47

Hearing: 3/6/90 Z-13837  
William Hartwick  
33 Hazleton Street  
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.5)

Purpose: Erect three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

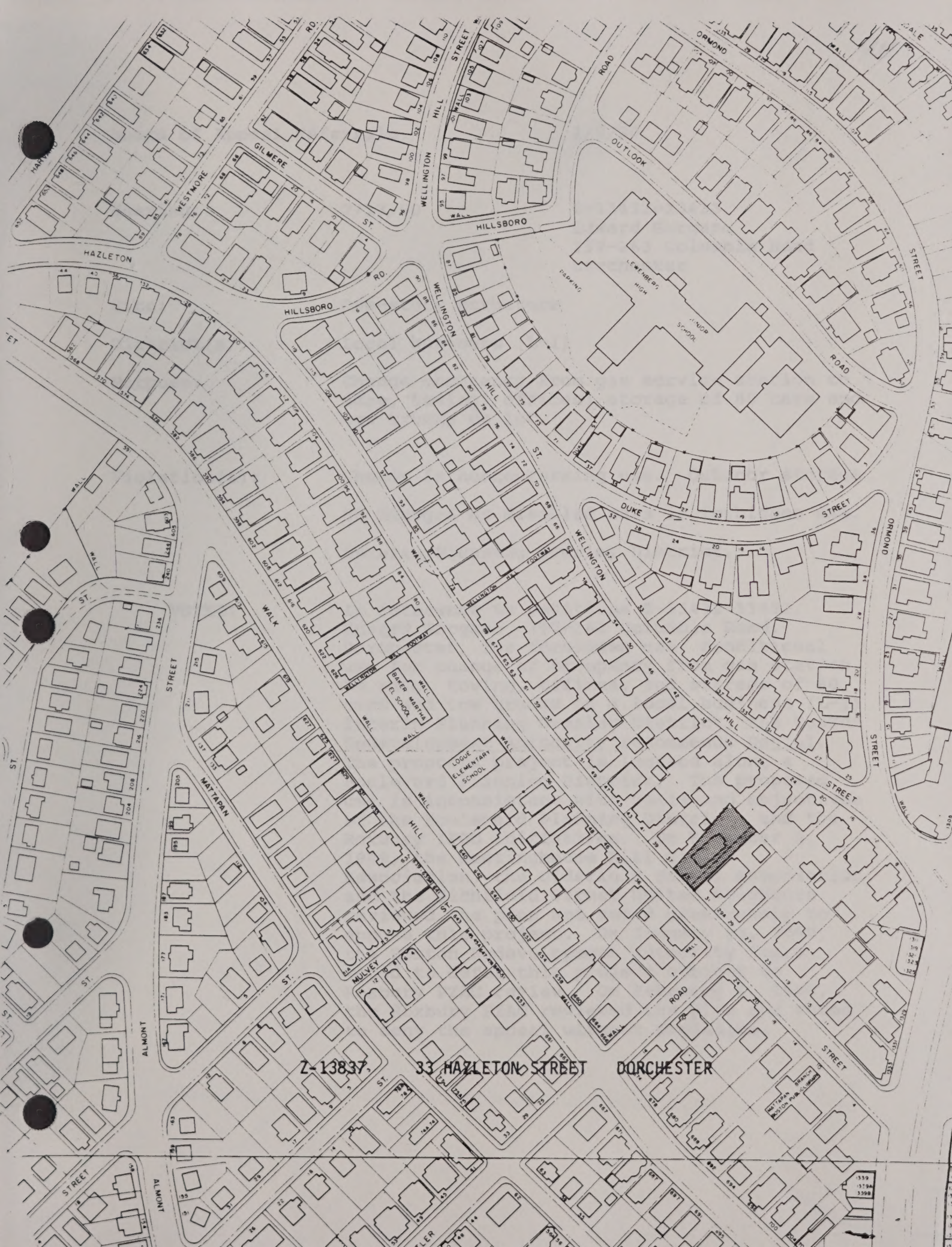
Insufficient lot area, width, frontage, side yard.

Excessive building height.

VOTED:

In reference to petition Z-13837, William Hartwick, 33 Hazleton Street, Dorchester, for forbidden use and five variances to erect a three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends Approval with proviso that plans with particular respect to facade design and building height be submitted to the Authority for design review approval. Proposed plan should be modified to reflect the prevailing neighborhood context. All residential structures in the area are 2 1/2 stories. Many have been converted to three units.





Z-13837

33 HAZLETON STREET

DORCHESTER

359  
359A  
359B



Board of Appeal Referrals

2/8/90

Hearing: 2/13/90 Z-13432-13433  
Edward Gargano  
257-263 Columbia Road  
Dorchester

Site: One-story structure

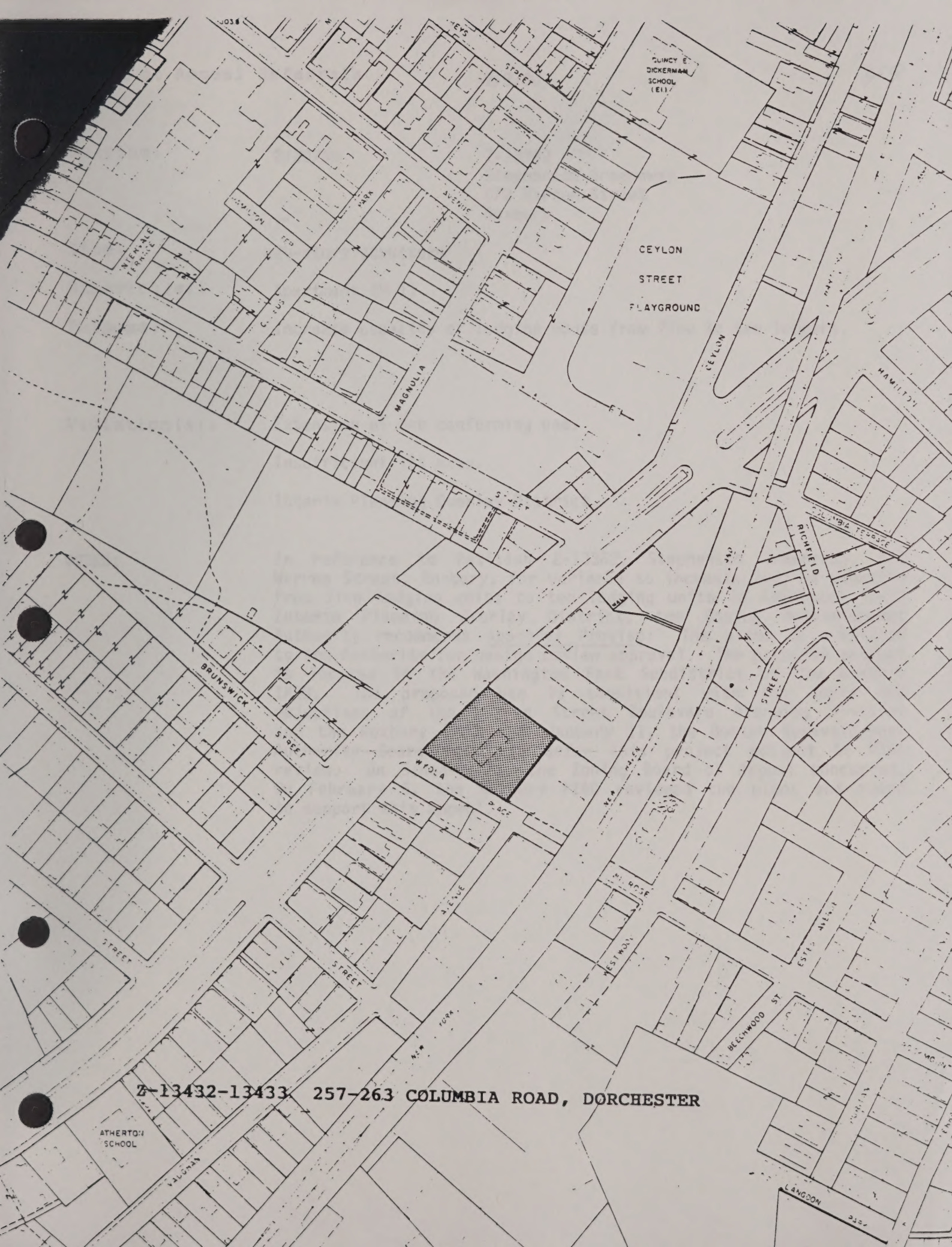
District(s): Local business (L-1)

Purpose: Change occupancy from gas service station to same, towing, offices; storage of 80 cars and tow trucks on lot.

Violation(s): Change in nonconforming use. Outdoor storage of damaged or disabled cars is forbidden use. Interim Planning Overlay District.

VOTED: In reference to petitions Z-13432-13433, Edward Gargano, 257-263 Columbia Road, Dorchester, for forbidden use, conditional use for change of occupancy from gas station to same, towing, offices, and storage of 80 cars and tow trucks in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Denial. The proposed project is located along a Boulevard Planning District. The proposed use is inconsistent with goals and objectives of the Boulevard Planning District, and the Roxbury IPOD initiatives. On November 5, 1989, the Meetinghouse Hill Civic Association, the Oldsfield Street Association and the Richfield Street United Neighbors reviewed the plan and voted unanimously to appose this project. On January 25, 1990, the Boston Redevelopment Authority Board voted to defer this project subject to Roxbury PZAC review. On February 6, 1990, the Roxbury PZAC reviewed the plan and voted to deny the appeal without prejudice.





Z-13432-13433 257-263 COLUMBIA ROAD, DORCHESTER

ATHERTON  
SCHOOL



Hearing: 2/20/90 Z-13382  
Stephenson Greenaway  
570 Warren Street  
Roxbury  
-  
Site: 2½-story structure  
District(s): Apartment (H-1)  
Purpose: Increase capacity of lodging house from five to ten lodgers.

Violation(s): Extension of non conforming use.  
Insufficient lot area.  
Interim Planning Overlay District.

VOTED: In reference to Petition Z-13382, Stephenson Greenaway, 570 Warren Street, Roxbury, for variance to increase lodging capacity from five lodging units to ten lodging units in Apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval Proviso: The plans be submitted to the Authority for design review approval. The proposed project is located in the Washington Park Subdistrict of the Roxbury IPOD. The proposed use is consistent with the goals and objectives of the Warren Street Boulevard Planning District and the Roxbury IPOD. On January 11, the Boston Redevelopment Authority Board Voted to defer this project subject to PZAC review. On January 23, the Zoning Board of Appeal concurred. On February 6, the Roxbury PZAC reviewed the plans and voted to support this appeal.





Z-13382

570 WARREN STREET ROXBURY



